

ORDINANCE  
AMENDING THE CODE OF ORDINANCES OF NEW ALBANY, INDIANA  
TITLE XV CHAPTER 156  
(Docket P-19-07: Grantline Development)

**BE IT ORDAINED** by the Common Council of the City of New Albany, Indiana, under the authority of Chapter 147, Acts of 1947, and all acts amendatory thereto, of the General Assembly of the State of Indiana, that the above-referenced Title and Chapter of the Code of Ordinances of New Albany, Indiana, be and the same is hereby amended as follows:

**Section 1.** That the following parcel described as follows:

**LEGAL DESCRIPTION**  
Exhibit A, attached;

be changed from R-3, Multi-Family (medium density) district to Planned Unit Development District (PUDD) **Docket P-19-07** to permit commercial uses permitted in the C-3a, Neighborhood Shopping Center district and storage units in accordance with **EXHIBIT A**, attached; and

**Section 2.** The land use in this PUDD shall be limited to commercial uses permitted in the C-3a, Neighborhood Shopping Center district and storage units.

**Section 3.** The Planned Unit Development District (PUDD) shall be developed in conformance with the PUDD Plan, said plan dated December 13, 2007, which was given a favorable recommendation at the December 18, 2007 New Albany City Plan Commission meeting as per **EXHIBIT A**, attached, subject to the following conditions/modifications:

- 1) Land uses and development standards shall be those of the C-3a, Neighborhood Shopping Center district, excepting that the lots may be smaller than the required three (3) acres in area. Lot 3 shall be used for mini-storage warehouses.
- 2) The PUDD and subdivision shall be designed such that the amount of fill materials placed on the north and eastern portions of Lots 1 and 3 is minimized to the greatest extent possible. Such design is subject to approval at the PUDD Secondary Plan Review stage.
- 3) The proposed roadway shall be private and shall connect Talaina Place in University Station, Section II. The subdivision's Protective Covenants shall include a "Use and Maintenance" agreement for the private roadway, a reference to which shall be included on the PUDD Secondary Review Plan and the Secondary Plat.
- 4) A single curb cut to Grantline Road (State Road 111) shall be permitted, subject to approval by the Indiana Department of Transportation. All required improvements, including a southbound dedicated left turn lane, acceleration and deceleration lanes, shall be the responsibility of the developer.
- 5) A minimum 4'-0" wide sidewalk shall be required along the Grantline Road frontage and on one side of Talaina Place. The sidewalks shall be depicted on the PUDD Secondary Review Plan.
- 6) Site design details, including dumpster masonry enclosure locations, landscaping, lighting, and building elevations shall be included at PUDD Secondary Review. The PUDD shall be designed to create a "campus atmosphere" and a high level of

architectural design shall be required. Special emphasis shall be placed on the design and architecture of the PUDD where it abuts existing residential land uses and along the Grantline Road frontage.

- 7) There shall be no drive-through uses on the north side of Lot 1.
- 8) Approval is subject to review and approval by the New Albany Fire Prevention Bureau for the location and design of water lines, hydrants and all other life-safety measures.
- 9) No Improvement Location Permit shall be issued until the applicant secures the approvals of the New Albany Sewer Board as to sewer capacity, construction approval, and tap-in credits. The actions of the New Albany City Plan Commission do not confer nor imply any development right until Sewer Board approval is obtained.
- 10) Site drainage shall comply with the City's Storm Water Master Plan and shall be subject to review and approval by the Plan Commission's third-party engineer (GRW Engineers, Inc.) As well as the New Albany Storm Water Board.
- 11) A single multi-tenant sign shall be permitted at the entrance to the site from Grantline Road.
- 12) The mini-warehouses permitted only on Lot 3 shall be constructed of masonry walls.
- 13) The hours of operation for the mini-warehouses shall be limited in duration, subject to approval at the PUDD Secondary Plan review stage.
- 14) Some parking spaces may be reduced to 9' x 18', and there shall be parking reciprocity between the three lots, including employee parking across lots, which shall be included in the Secondary Plat covenants and in the PUDD Secondary Review Plan.

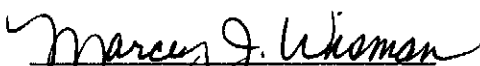
**Section 4.** No permits shall be issued in this PUDD until and unless a Secondary Review Plan for the Planned Unit Development District (PUDD) is approved by the Plan Commission. Such Secondary Review Plan shall be consistent with the Planned Unit Development District (PUDD) Plan (**EXHIBIT A**, attached) and shall reflect the modifications/conditions enumerated in Section 3. above.

**Section 5.** This Ordinance shall be in full force and effect from and after its passage by the Common Council of the City of New Albany, Indiana.

**PASSED and ADOPTED** by the Common Council of the City of New Albany, Indiana, this 17 day of January, 2008.

  
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PRESIDENT  
COMMON COUNCIL CITY OF NEW ALBANY

ATTEST:

  
MARCEY WISMAN, CITY CLERK